



RE-ROOFING and POLICY IMPLEMENTATION FOR ROOF REPAIR

RE-ROOFING

If plywood sheathing is proposed to be installed, 15/32" CDX (*min*) radiant barrier plywood is required. All re-roofing projects requiring a permit must be approved by the **Building & Safety Services Department**. A change in roof material will require approval from **Building & Safety** and **Planning Department**.

Requirements

1. All roofs shall be installed per manufacturer's high wind resistant specifications and the appropriate application tables contained within the **CRC2022** and **CBC2022**.
2. All new roofs shall be installed over solid sheathing.
 - a. **Asphalt Composition:** Asphalt roofs are to be anchored with a minimum of 6 fasteners per shingles. Fasteners shall be long to penetrate into the roof sheathing a minimum of 3/4" or through the thickness of the sheathing whichever is less.
 - b. **Tile:** The heads of all tiles shall be nailed. The nose of all eave course tiles shall be fastened with approved clips. All rake tiles shall be nailed with two nails, and noses of all ridge, hip and rake tiles shall be set in a bead of approved roofer's mastic. In addition, battens shall be provided when required by manufacturer's specifications. Fasteners shall be long enough to penetrate into the roof sheathing a minimum of 3/4" or through the thickness of the sheathing, whichever is less.
3. **Not more than one overlay** of asphalt composition shall be applied over an existing asphalt composition roof.
4. Not more than one overlay of asphalt composition shall be applied over wood shingles.
5. New roof cover covering shall not be applied over existing wood shake roofs.
6. All roofing materials must meet a minimum of **Class B** requirements and **Class A** in Very High Fire Hazard Severity Zone (**VHFHSZ**).
7. All residential roofs shall be replaced with the same material that was approved with the structure's design review or initial approval (*asphalt composition replaced with asphalt composition or tile replaced with tile*). Request for roofing material other than replacement of original/existing material must be approved by the **Planning Department**. Please contact the department at **909.477.2750** for additional information on the design guidelines.
8. Roofing system requirements: **Asphalt shingles solar reflectance and emittance** shall comply with **CEC2022 §110.8 (I)1. Solar reflectance/thermal emittance for asphalt shingles:** .08/.75, all other roofing products .10/.75.
9. Tile and other heavy reroofing materials:
 - a. Plans and calculations are not required for roofing materials weighing 6 pounds per square foot or less.
 - b. For roofing materials weighing over 6 pounds, a structural evaluation from a Licensed Design Professional will be required.

Nails or Fasteners

Roof sheathing shall be secured to the roof structure using 8d common or 6d deformed shank or common nails. These fasteners shall be spaced at 6" on-center at all panel edges and at 12" on-center throughout the remainder of the panel.



ROOF REPAIR

Effective May 1, 2020 the City of Rancho Cucamonga will begin implementation of its Roofing Repair Policy.

A repair will be classified as *any roofing under 400 Square feet for a residential dwelling structure* requires a “Roof Repair Permit”.

- Any re-roof or lift and relay *over 400 square feet for a residential dwelling structure* requires a “Reroof Permit”.
- Any roof repair *over 50% of total square footage of a detached residential structure* requires a “Reroof Permit”.

Planning Review Requirements

Planning review will be required when roofing material type is changed from original roof material type.

Roofing System Requirements

1. *Asphalt shingles solar reflectance and emittance* shall comply with **CEC2022 §110.8 (i)1**.
2. *Solar reflectance/thermal emittance for asphalt shingles*: .08/.75, all other roofing products .10/.75.

Allowable Overlayments

An overlayment is a new roof system over an existing roof system.

1. **Class A** roof covering is required in all High Fire Hazard Severity Zones (**VHFHSZ**). In non-Fire Hazard Zones, a minimum of **Class B** roof covering is required.
2. **Asphalt Shingles**: Not more than one (1) overlay asphalt shingles may be applied over an existing asphalt shingle unless additional overlays are justified with an engineering analysis.

Inspections

1. **Tear off**: *All materials* must be *removed* with the sheathing exposed and *all damaged wood replaced*.
2. **Sheathing**: If *new sheathing* is installed, the material and nailing *must be inspected*.
3. **Final**: A final inspection is required after roofing material is installed. *Smoke and Carbon Monoxide Detector* self-certification must be completed and given to the Inspector.
4. **Ladders**: An access ladder shall be made available for the inspector’s use. The ladder shall have a minimum *duty rating of 250 pounds* and be *OSHA approved*.

Approved by:


Signature

Zack Neighbors, CASp, CBO
Building & Safety Services Director